DATE: AUGUST 25, 2005

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL,

CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION, AND

INTERESTED COMMUNITY MEMBERS

THROUGH: JAMES K. HARTMANN, CITY MANAGER

FROM: EILEEN FOGARTY, DIRECTOR

PLANNING AND ZONING

SUBJECT: STATUS REPORT ON POTOMAC YARD DEVELOPMENT

This memo provides an update on the status of the Potomac Yard development, covering the period of time since our last status report in April.

Current Status:

At the Planning Commission work session of June 7, 2005 several issues were discussed by the Commission, staff and community such as street grids, open space, transit and scale. In response, the applicant submitted a more detailed conceptual site plan for Landbay H on August 15, 2005. The current plan includes information regarding grading and utilities as well as a detail of the mixed use blocks of Landbay H for Route 1 and for Main Street. The City is in the process of reviewing the current concept plan.

The applicant has been asked to submit a response to issues raised by the public, the Planning Commission, PYDAC and the Park and Recreation Commission, explaining how the revised plan addresses issues such as open space, "openness," building design, alley treatment, and a variety of height and setback questions. According to the applicant, they will be preparing a response and matrix to reflect which issues have been addressed and which issues still need to be reviewed.

Meetings Held April-June 2005:

In April, May and June 2005, the following meetings were held to review proposed and potential land use and transportation issues related to the Potomac Yard development:

Planning Commission: The Commission held public participation work sessions in May and June. The main issues discussed were similar to the ones raised at earlier meetings, such as open space, design and setbacks. In addition, the Commission discussed transit options relative to the Route 1 corridor.

PYDAC: PYDAC held meetings in May, June and August to review and provide comments on the submitted plans, as well as to discuss open space, site design, architecture and transit issues.

Park and Recreation Commission: In May and June, the Park and Recreation Commission and PYDAC conducted joint public meetings to discuss the future approximately 25 acre linear public park (Landbay-K) in Potomac Yard. The discussions focused on the overall character, programming, and design guidelines for the park, as well as the public process for determining potential park design.

On June 15, the Park and Recreation Commission and PYDAC invited the public to a presentation by the landscape architecture firm *Guthrie*, *Gustavson and Nichol* to discuss international examples of desirable park elements, landscaping and design and how some of these elements may be incorporated into park designs within Potomac Yard.

Next Steps:

We anticipate that the thorough review process that took place during the first five months of 2005 will continue throughout the fall. The next milestone will be the review of the applicant's revised conceptual plans, with particular attention paid to how the plan responds to issues raised by the Planning Commission, PYDAC and the community. Specifically, we have asked the applicant to respond in greater detail on Landbay H as outlined below.

- <u>Landbay H:</u> The applicant has just submitted a more detailed conceptual plan for Landbay H, including engineering information, grading and utilities. A significant element of the submission is the mixed use block between Route 1 and Main Street of Landbay H. The additional information will allow us to evaluate issues such as open space, "openness," and height variation, none of which could be evaluated adequately based on earlier submissions. The applicant will also prepare a written response to specific issues that the public, Planning Commission, PYDAC and Park and Recreation Commission raised over the last two months. We expect that the first development plans for Landbay H will be presented for consideration by the Planning Commission and City Council late in 2005 or in January 2006.
- <u>Landbay K</u>: Staff will meet with the applicant at the end of this month (August 2005) regarding the plan for Landbay K (the Linear Park) to discuss how that plan addresses the principles of the approved Potomac Yard plan.

- <u>Infrastructure Plan</u>: Staff has completed its review of the preliminary plans. Soon, we expect to receive the final mylars for the overall master infrastructure plan, as well as individual final site plans for specific project components, such as Potomac Avenue, the realigned Monroe Street bridge and the pump station. Staff will review each infrastructure plan as received, and based on the approved plans and applicable regulations, will process the infrastructure plans administratively.
- <u>Commission Meetings</u>. PYDAC will hold its next meeting at the end of August to discuss Landbay H. Planning Commission and PYDAC will also hold meetings in September. In addition, over the coming months, the Planning Commission and PYDAC will begin to discuss proposals for the town center (Landbay G).
- <u>Transit</u>. The Planning Commission and Ad Hoc Transportation Task Force will be discussing transit alternatives for Potomac Yard. The Ad Hoc Transportation Task Force met in July, and will meet again in September, to review the Crystal City/Potomac Yard Corridor Transit Alternatives Analysis and the Ongoing Initial Implementation Plan. The Analysis and Plan will cover transit services planned for the Potomac Yard area, the potential location of high-capacity transit, (on Main Street, Potomac Avenue or Route 1) and coordination of transit services with Arlington County. We expect that the Task Force will provide a recommendation to the Planning Commission and City Council to amend the current transportation plan to include the Crystal City/ Potomac Yard transit corridor.

The Planning Commission met in a June work session at which transit alternatives for Potomac Yard were discussed. The Planning Commission will be addressing land use impacts of transit alternatives to the approved Concept Plan and Design Guidelines. The recommendations of the Planning Commission and the Ad Hoc Transportation Task Force will be forwarded to City Council regarding the location of high-capacity transit. This will be necessary in order to submit the project to the Council of Governments for inclusion in the regional Constrained Long Range Plan and Transportation Improvement Program (CLRP), in order to qualify the project for possible future federal funding if that possibility comes to fruition. The Planning Commission will discuss the impact of land use and transit at a work session early this fall.

Staff will continue to keep Council closely advised throughout each future stage of the Potomac Yard development process.

cc: Mark Jinks, Assistant City Manager
Michelle Evans, Assistant City Manager
Bill Hendrickson, Chairman and Members of PYDAC
Rich Baier, Director, T&ES
Art Dahlberg, Director, Code Enforcement
Kirk Kincannon, Director, Recreation, Parks and Cultural Activities